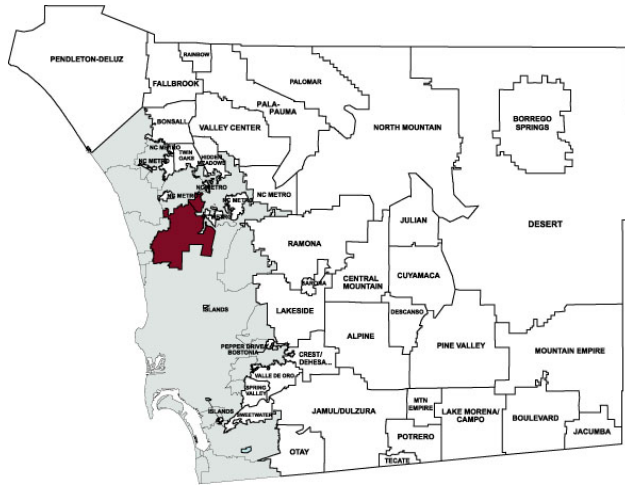


## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

# SAN DIEGUIITO



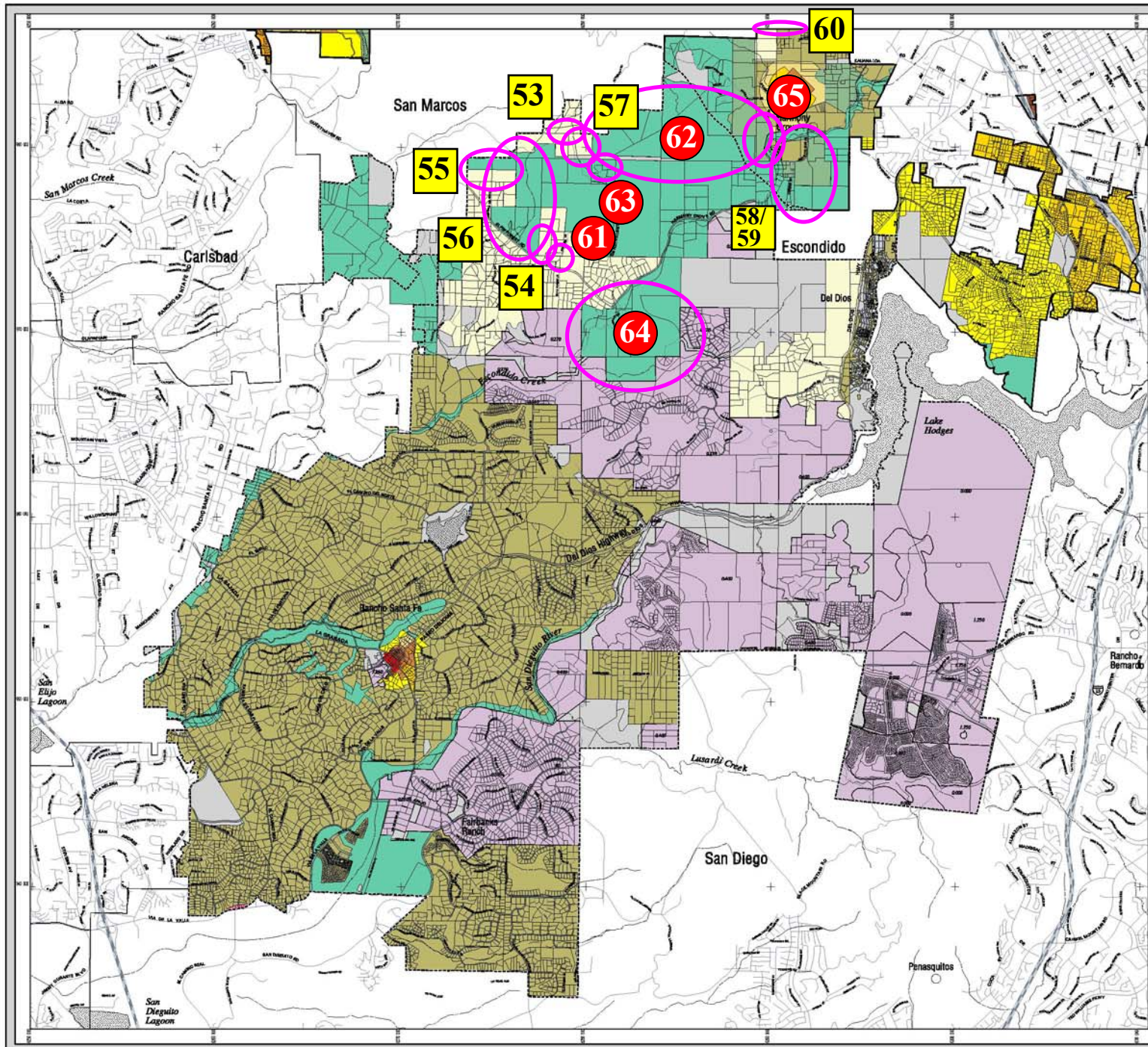
San Dieguito had 13 properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 8 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 5 referrals do not meet the GP2020 concepts and planning principles.

The majority of the referrals were located in the area of the San Dieguito Community Planning Area known as “Elfin Forest”. This area is adjacent to higher density within the City of San Marcos. It is characterized by rugged terrain and high biological sensitivity. Rural densities (1 du/ 20 ac) were retained where existing Semi-Rural development patterns were not already established. Semi-Rural densities were applied near the boundary of the City of San Marcos in areas where there was a similar existing development pattern. The objectives in applying these densities include:

- Retaining the rural character of a community adjacent to incorporated areas,
- Balance residential growth with protection for sensitive habitats
- Limited access via Elfin Forest Road and San Elijo Hills Road (also known as Questhaven Road) and
- Potential to retain local character by separating the high density development within the City of San Marcos from the low-density development pattern within the County.

Additional referrals were in the Rural and Semi-Rural Lands surrounding the proposed Village of Harmony Grove. In order to accommodate growth while retaining character, protect sensitive resources and reinforce the Village, the Working Copy densities were retained.



COUNTY OF SAN DIEGO



GENERAL PLAN 2020

# **SAN DIEGUITO** *Community Planning Area*

Working Copy - August 2003

Colors are intended as a guide only and are subject to change.

- Village Residential (VR-24), 24 du/ac
- Village Residential (VR-14.5), 14.5 du/ac
- Village Residential (VR-10.9), 10.9 du/ac
- Village Residential (VR-7.3), 7.3 du/ac
- Village Residential (VR-4.3), 4.3 du/ac
- Village Residential (VR-2.9), 2.9 du/ac
- Village Residential (VR-2), 2 du/ac
- Semi-rural Residential (SR-1), 1 du/ac
- Semi-rural Residential (SR-2), 1 du/2 ac
- Semi-rural Residential (SR-4), 1 du/4 ac
- Semi-rural Residential (SR-10), 1 du/10 ac
- Rural Land (RL-20), 1 du/20 ac
- Rural Land (RL-40), 1 du/40 ac
- Rural Land (RL-80), 1 du/80 ac
- Rural Land (RL-160), 1 du/160 ac
- Specific Plan Area (densities indicated in italics)
- Office Professional
- Neighborhood Commercial
- General Commercial
- Service Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Public/Semi-Public Lands
- Open Space
- National Forest and State Parks
- Tribal Lands
- Forest Conservation Initiative Overlay
- County Water Authority Boundary
- San Dieguito Community Planning Area Boundary
- Adjacent Community Plan and Sponsor Group Boundary
- Jurisdictional Boundary

## **Regional Location Map**



**= Forty Acres**

Map Prepared By:

Map Coordinates: Stateplane NAD83 Feet, Zone 12N1

This map is intended as a guide only and is not intended to be used for legal purposes. It is not a warranty of any kind. The County of San Diego and its staff do not warrant the accuracy or completeness of the information contained herein. The County of San Diego and its staff do not warrant the accuracy or completeness of the information contained herein. The County of San Diego and its staff do not warrant the accuracy or completeness of the information contained herein.

This is a draft map and should be checked for accuracy prior to use.



File: SanDieguitoMap.mxd and .pdf  
Printed: 08 Sep 03



## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
53	<p><i>Dave Kapich</i></p> <p>Inside CWA boundary. Elfin Forest, adjacent to San Marcos and San Elijo Hills development.</p> <ul style="list-style-type: none"> <li>• 11.48 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres or 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – remain consistent with treatment of other Semi-Rural areas</li> <li>• <i>Reduce public costs</i> – limited County roads and infrastructure in the Elfin Forest area</li> <li>• <i>Assign densities based on characteristics of the land</i> – general area has steep slopes and high biological sensitivity</li> </ul>
54	<p><i>Hadley Johnson and Jennifer Hom</i></p> <p>Inside CWA boundary. North of Elfin Forest Road. Pipelined TM</p> <ul style="list-style-type: none"> <li>• 18.98 acres</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Not specified</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – remain consistent with treatment of other Semi-Rural areas</li> <li>• <i>Reduce public costs</i> – limited County roads and infrastructure in the Elfin Forest area</li> <li>• <i>Assign densities based on characteristics of the land</i> – general area has steep slopes and high biological sensitivity</li> </ul>
55	<p><i>Peng Tan, Jie Gao and Su Gao</i></p> <p>Inside CWA boundary. Elfin Forest, adjacent to San Marcos.</p> <ul style="list-style-type: none"> <li>• 80 acres</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres or higher</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/4 acres</u> (southern portion) Rural Lands: <u>1 du/20 acres</u> (northern portion)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> — remain consistent with treatment of other Semi-Rural areas</li> <li>• <i>Reduce public costs</i> – limited County roads and infrastructure in the Elfin Forest area</li> <li>• <i>Assign densities based on characteristics of the land</i> – general area has steep slopes and sensitive habitat; retain wildlife corridor connection with habitat plans in the City of San Marcos</li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
56	<p><i>Steve Sheldon</i></p> <p>Inside CWA boundary. Elfin Forest/Quail Ridge area.</p> <ul style="list-style-type: none"> <li>• 235 acres</li> <li>• Existing General Plan: 1 du/2,4 acres and 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi Rural: 1du/10 acres Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres and 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres and 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/4 acres</u> (smaller parcels) Rural Lands: <u>1 du/20 acres</u> (large parcels)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – remain consistent with treatment of other Semi-Rural areas</li> <li>• <i>Reduce public costs</i> – limited County roads and infrastructure in the Elfin Forest area</li> <li>• <i>Assign densities based on characteristics of the land</i> – general area has steep slopes and high biological sensitivity</li> </ul>
57	<p><i>Phillip Cancellier</i></p> <p>Inside CWA boundary. Questhaven Road, border of San Elijo Hills.</p> <ul style="list-style-type: none"> <li>• 34 acres (and others)</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres or higher</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – remain consistent with treatment of other Semi-Rural areas</li> <li>• <i>Reduce public costs</i> – limited County roads and infrastructure in the Elfin Forest area</li> <li>• <i>Assign densities based on characteristics of the land</i> – general area has steep slopes and high biological sensitivity</li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
58	<p><i>Bob Trapp</i></p> <p>Inside CWA boundary. South of Country Club Road, Escondido Creek and the Harmony Grove Village.</p> <ul style="list-style-type: none"> <li>• 161.7 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Village Core: 7.3 du/acre or higher</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Semi-Rural: 1 du/2 acres and 1 du/10 acres</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/2 acres</u> and <u>1 du/10 acres</u> (flat area and area with minimal slope) Rural Lands: <u>1du/20 acres</u> (sloped are with high biological sensitivity)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – remain consistent with treatment of other Semi-Rural areas</li> <li>• <i>Reduce public costs</i> – limited County roads and infrastructure in the area</li> <li>• <i>Assign densities based on characteristics of the land</i> – general area has steep slopes and high biological sensitivity</li> <li>• <i>Create a model for community development</i> – Semi-Rural and Rural Lands surround Village areas</li> <li>• <i>Obtain a broad consensus</i> – staff worked with the community to design the proposed Harmony Grove village and surrounding densities</li> </ul>
59	<p><i>Ray Gray</i></p> <p>Inside CWA boundary. South of Country Club Road, Escondido Creek and the Harmony Grove Village.</p> <ul style="list-style-type: none"> <li>• 161.7 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Reconsider based on surrounding lots</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Semi-Rural: 1 du/2 acres and 1 du/10 acres</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/2 acres</u> and <u>1 du/10 acres</u> (flat area and area with minimal slope) Rural Lands: <u>1du/20 acres</u> (sloped are with high biological sensitivity)</p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – remain consistent with treatment of other Semi-Rural areas</li> <li>• <i>Reduce public costs</i> – limited County roads and infrastructure in the area</li> <li>• <i>Assign densities based on characteristics of the land</i> – general area has steep slopes and high biological sensitivity</li> <li>• <i>Create a model for community development</i> – Semi-Rural and Rural Lands surround Village areas</li> <li>• <i>Obtain a broad consensus</i> – staff worked with the community to design the proposed Harmony Grove village and surrounding densities</li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
60	<p><i>Tony Baihaghy</i></p> <p>Inside CWA boundary. Area located off Country Club, Eden Valley Community.</p> <ul style="list-style-type: none"> <li>• 97.55 acres</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Reconsider based on surrounding lots</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>COMPROMISE</b> Semi-Rural: <u>1 du/2 acres</u> (smaller parcel) Semi-Rural: <u>1 du/4 acres</u> (larger parcel)</p>	<ul style="list-style-type: none"> <li>▪ <i>Develop a legally defensible general plan</i> – remain consistent with treatment of other Semi-Rural areas</li> <li>• <i>Create a model for community development</i> – property is on the Semi-Rural periphery of the proposed Village of Harmony Grove</li> <li>• <i>Obtain a broad consensus</i> – staff has worked closely with the community to design the proposed Harmony Grove village and surrounding densities</li> </ul>
61	<p><i>Eric Anderson (representing Hadley Johnson &amp; Jennifer Hom)</i></p> <p>Inside CWA boundary. North of Elfin Forest Road.</p> <ul style="list-style-type: none"> <li>• 26.85 acres</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with request Retain Semi-Rural: <u>1 du/4 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> <li>▪ Remain consistent with treatment of other Semi-Rural areas</li> <li>▪ Adjacent parcels range from 4 acres to 20 acres in size</li> </ul> </li> <li>• <i>Reduce public costs</i> – limited County roads and infrastructure in the Elfin Forest area</li> <li>• <i>Assign densities based on characteristics of the land</i> – general area has steep slopes and high biological sensitivity</li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
62	<p><i>Harlan Lowe</i></p> <p>Inside CWA boundary. Elfin Forest Community.</p> <ul style="list-style-type: none"> <li>• 453 acres</li> <li>• Existing General Plan: 1 du/4,8,20 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with request Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – remain consistent with treatment of other Semi-Rural areas</li> <li>• <i>Reduce public costs</i> – limited County roads and infrastructure in the Elfin Forest area</li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>▪ Area has very steep slopes and high biological sensitivity</li> <li>▪ This undeveloped area is critical to maintenance of the wildlife core area</li> </ul> </li> <li>• <i>Create a model for community development</i> – Rural Lands designation is consistent with GP2020 planning concepts to provide a buffer of low density development between the community and the City of San Marcos</li> </ul>
63	<p><i>Troy Burns</i> <i>(representing Ken Norton)</i></p> <p>Inside CWA boundary. Northern part of Elfin Forest near Questhaven Road.</p> <ul style="list-style-type: none"> <li>• 11.95 acres</li> <li>• Existing General Plan: 1 du/2 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with request Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – remain consistent with treatment of other Semi-Rural areas</li> <li>• <i>Reduce public costs</i> – limited County roads and infrastructure in the Elfin Forest area</li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>▪ General area has steep slopes and high biological sensitivity</li> <li>▪ Property is key component of the wildlife corridor connection with habitat plans in the City of San Marcos</li> </ul> </li> </ul>

## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
64	<p><i>Byron White</i></p> <p>Inside CWA boundary. Rancho Cielo, north of the Rancho Cielo Specific Plan, south of Elfin Forest Road. Pipelined TM.</p> <ul style="list-style-type: none"> <li>• 138 acres</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with request Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – remain consistent with treatment of other Semi-Rural areas</li> <li>• <i>Reduce public costs</i> – limited County roads and infrastructure in the Elfin Forest area</li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>▪ General area has steep slopes and high biological sensitivity</li> <li>▪ Property is key component of the wildlife corridor connection with habitat plans in the City of San Marcos</li> </ul> </li> </ul>
65	<p><i>Steve Anderson</i></p> <p>Inside CWA boundary. Southwest of Harmony Grove Village, off Harmony Grove Road.</p> <ul style="list-style-type: none"> <li>• 46.58 acres</li> <li>• Existing General Plan: 1 du/4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Semi-Rural: 1 du/4 acres</p>	<p><u>County Staff:</u> <b>DISAGREE</b> with request Retain Semi-Rural: <u>1 du/10 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – remain consistent with treatment of constrained areas.</li> <li>• <i>Assign densities based on characteristics of the land</i> – property is constrained by steep slopes and floodplain.</li> <li>• <i>Create a model for community development</i> – property is on the Semi-Rural periphery of the proposed Village of Harmony Grove.</li> <li>• <i>Obtain a broad consensus</i> – staff worked with the community to design the proposed Harmony Grove village and surrounding densities</li> </ul>